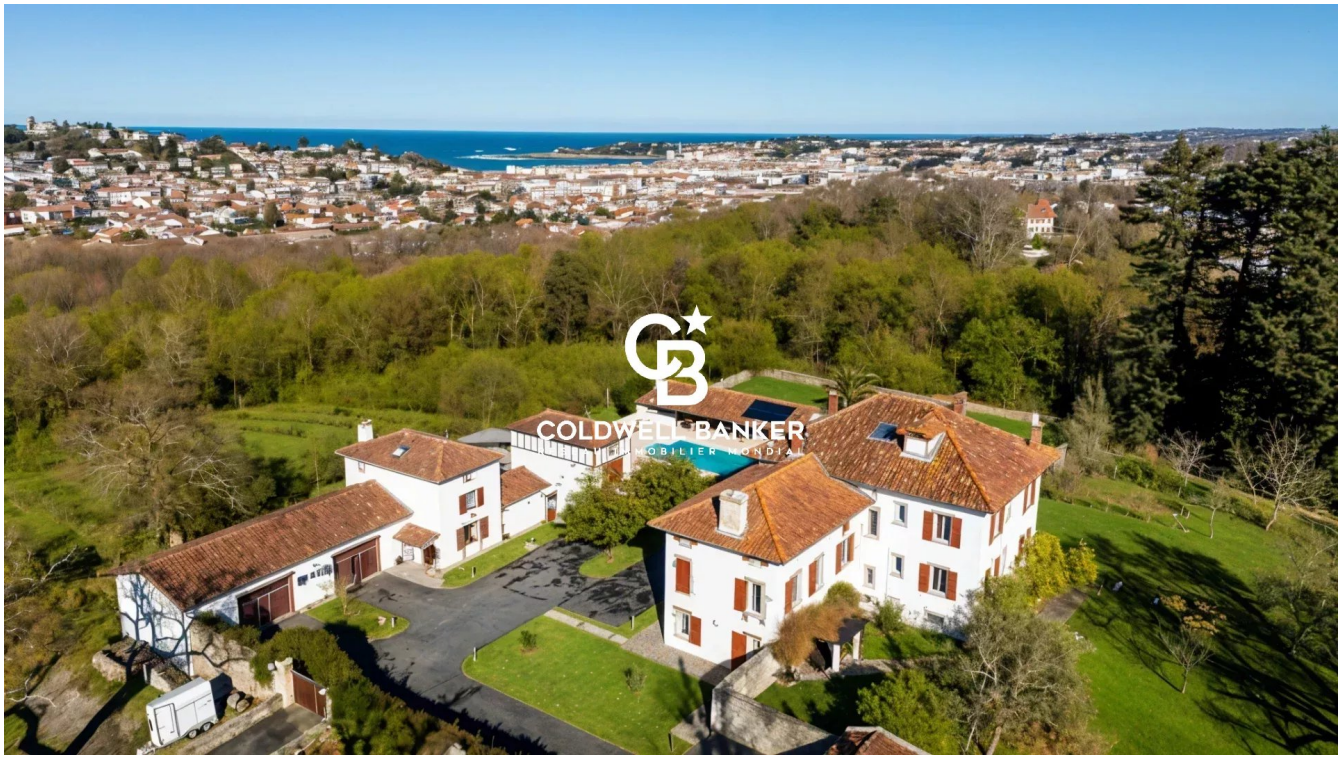
COLDWELL BANKER
EUROPA REALTY

Equestrian estate Urrugne 750 m²



SALE PRICE : 5 300 000 €

EMAIL : SURFINREALTY@COLDWELLBANKER.FR

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DESCRIPTION

URRUGNE – EXCEPTIONAL EQUESTRIAN ESTATE – OCEAN & PYRENEES VIEWS

Located on the heights of Urrugne, in a preserved natural environment, this exceptional property extends over nearly 7.5 hectares and enjoys spectacular views over the ocean, the Bay of Saint-Jean-de-Luz and the Pyrenees mountain range.

The estate offers more than 700 sqm of living space centered around a spacious main residence with generous volumes. An independent guest house as well as several outbuildings complete the property, offering numerous possibilities for hosting guests or developing a project.

Outside, the grounds feature a large swimming pool with pool house and full equestrian facilities including two stables totaling 18 boxes, perfectly suited for both professional and private use. The land also includes an apple orchard with potential for cider production.

Just 8 minutes from the beaches, this rare estate combines absolute tranquility, equestrian facilities and a prime location in the heart of the Basque Country.

This property is presented by Lucas LACADÉE, Luxury Real Estate Consultant (RSAC 919 245 969).

Asking price: €5,300,000, including €300,000 in agency fees payable by the buyer (6%).

Energy performance:
Energy rating: D (207 kWh/sqm/year)
Greenhouse gas emissions: B (9 kg CO_2/sqm/year)
Estimated annual energy costs between €4 910 and €6 700.

Information regarding potential risks (natural, mining, technological) affecting this property is available on the Géorisques website: www.georisques.gouv.fr

Discover all our properties at hossegor.immoba.fr

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FEATURES

Property type:	Equestrian estate	Area:	750.0 m²	Elevator:	Oui
Number of rooms:	18 rooms	Number of bedrooms:	12 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

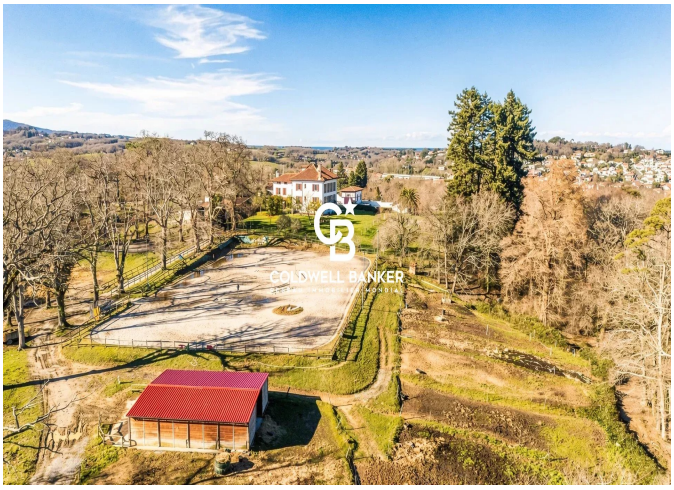
Energy performance diagnosis (EPD): D 206

Greenhouse gas emissions (GHG) index: B 9

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